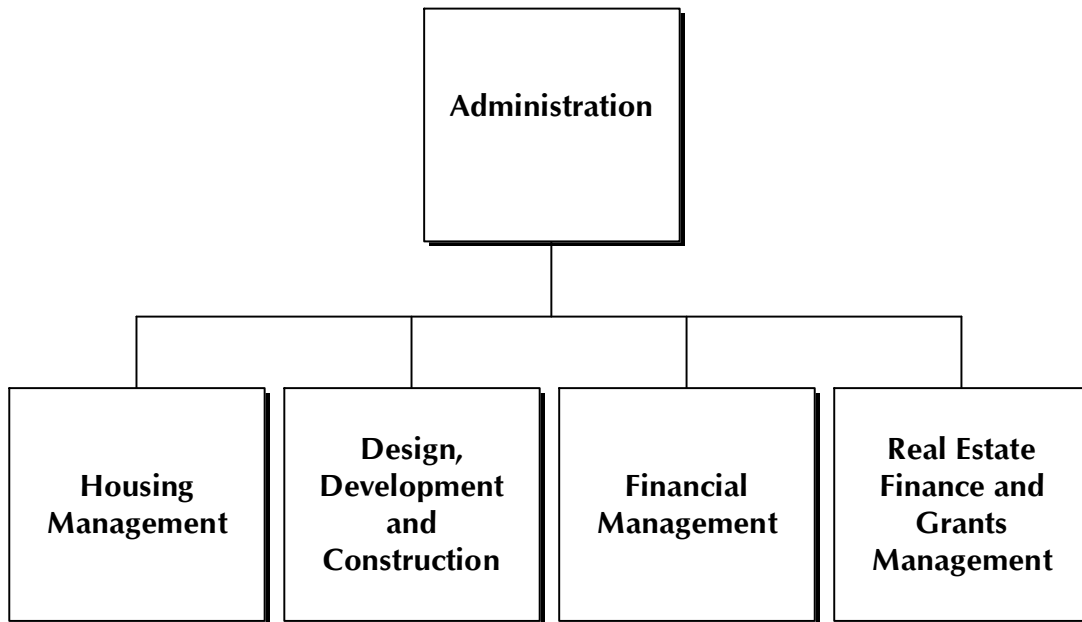


# **Fund 940**

## **Fairfax County Redevelopment and Housing Authority General Operating**

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### **Mission**

To preserve and increase opportunities for affordable housing in Fairfax County based on need, community priorities and the policy of the Board of Supervisors and the Fairfax County Redevelopment and Housing Authority (FCHRA). Driven by community vision, to lead efforts to revitalize older areas of Fairfax County, to spur private reinvestment, maximize existing infrastructure and public investment, reverse negative perceptions and create employment opportunities.

### **Focus**

This fund includes all FCRHA revenues generated by financing fees earned from the issuance of bonds, monitoring and service fees charged to developers, management fees, investment income, project reimbursements, consultant fees and ground rents on land leased to developers. Revenue supports operating expenses for the administration of the private activity bonds, Home Improvement Loan Program (HILP) staff, and other administrative costs, which crosscut many or all of the housing programs.

FY 2005 Fund 940, FCRHA General Operating, revenue projections are \$2,572,810, a decrease of \$404,499, or 13.6 percent from the FY 2004 Adopted Budget Plan amount of \$2,977,309. The revenue decrease is primarily attributable to: a reduction in investment income due to the anticipated interest earned from limited partnerships and the interest earned on the bond agreement for the Pender Drive office facility; and a reduction in projected developer fee income based on project expenses incurred by non-appropriated fund staff.

Staff costs in the FCRHA Home Improvement Loan Program are supported by revenues from that program. Staff costs associated with FCRHA real estate development and financing activities are supported by the financing and development fees generated by these activities. The Department of Housing and Community Development (DHCD) has been expanding the scope of activities associated with revitalization and redevelopment activities. These activities are funded from Fund 340, Housing Assistance Program, which will cover anticipated expenditures and lost revenue associated with staff and administrative costs.

The FCRHA will continue to make available tax-exempt financing and earn related financing fees. The financing will be used for the Agency's own development as well as for the construction or preservation of

# Fund 940

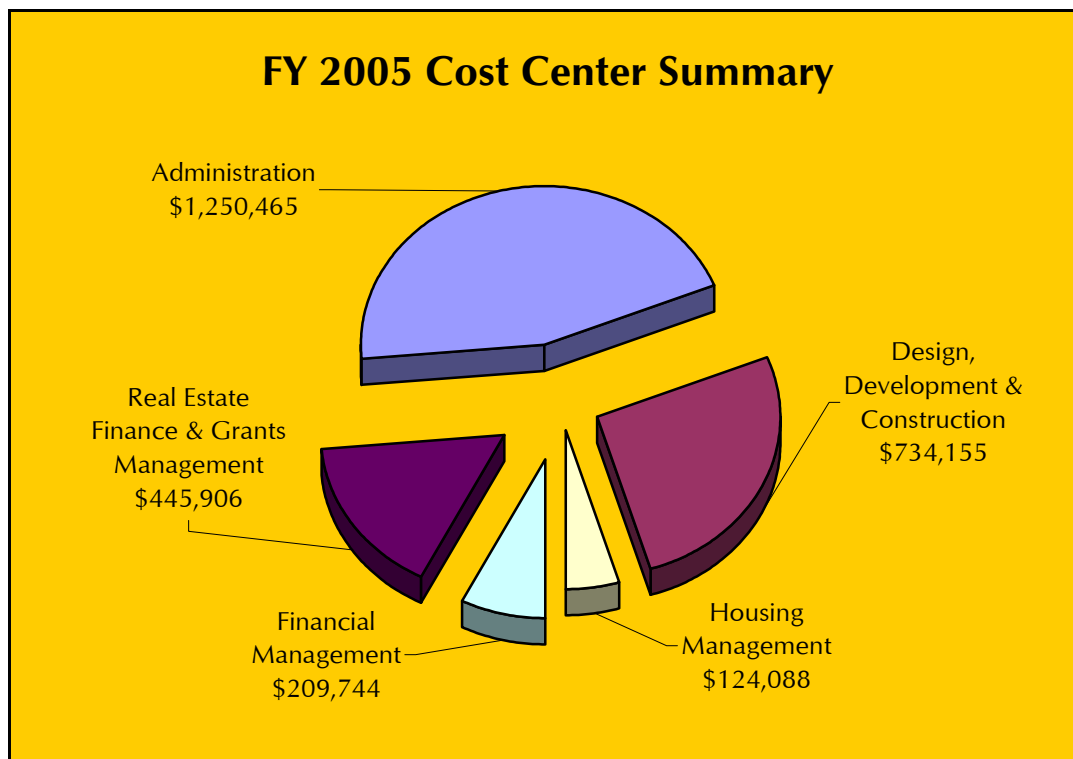
## Fairfax County Redevelopment and Housing Authority General Operating

qualified multi-family housing owned by other developers. However, because many types of projects must compete for an allocation of tax-exempt bond authority from the limited pool of such authority available in the Commonwealth of Virginia, the number of FCRHA tax-exempt bond issues in any year is limited and will vary significantly from year to year. Under this financing mechanism, a percentage of the units in a housing development must meet lower income occupancy requirements. Since 1986, there have been two alternate standards for meeting these requirements. Either 20 percent of the units must be occupied by households with incomes at 50 percent or less of the Washington D.C./Baltimore Metropolitan Statistical Area (MSA) median income (adjusted for household size), or 40 percent of the units must be occupied by households with 60 percent or less of the MSA median income.

The FCRHA will also utilize its financing powers to support revitalization activities in the designated Revitalization Districts in the County. In addition to work on new developments and revitalization, the FCRHA will continue to monitor existing tax-exempt financed multi-family housing projects to assure continuing developer compliance with program guidelines.

### Budget and Staff Resources

Agency Summary					
Category	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	28/ 28	28/ 28	30/ 30	28/ 28	30/ 30
Expenditures:					
Personnel Services	\$1,693,849	\$1,852,486	\$2,017,066	\$1,923,778	\$1,923,778
Operating Expenses	951,215	842,484	842,484	840,580	840,580
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$2,645,064</b>	<b>\$2,694,970</b>	<b>\$2,859,550</b>	<b>\$2,764,358</b>	<b>\$2,764,358</b>



# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

Position Summary		
<b><u>ADMINISTRATION</u></b>	<b><u>DESIGN, DEVELOPMENT AND CONSTRUCTION</u></b>	<b><u>FINANCIAL MANAGEMENT</u></b>
1 Fiscal Administrator	2 Housing Community Developers V	2 Accountants III
1 Programmer Analyst II	2 Housing/Community Developers IV	1 Accountant II
1 Information Officer III	2 Housing/Community Developers III	1 Administrative Assistant IV
1 Information Officer II	3 Housing/Community Developers II	1 Administrative Assistant III
2 Administrative Assistants IV		1 Administrative Assistant II
	<b><u>HOUSING MANAGEMENT</u></b>	<b><u>REAL ESTATE FINANCE AND GRANTS MANAGEMENT</u></b>
	1 Housing Services Specialist III	1 Housing/Community Developer IV
	1 Housing Services Specialist II	3 Housing/Community Developers II
	1 Administrative Assistant II	1 Management Analyst III
<b><u>TOTAL POSITIONS</u></b>		
<b>30 Positions / 30.0 Staff Years</b>		

### FY 2005 Funding Adjustments

The following funding adjustments from the FY 2004 Revised Budget Plan are necessary to support the FY 2005 program:

- ◆ **Employee Compensation** (\$93,288)  
A net decrease of \$93,288 in Personnel Services associated with fully funding all positions previously supported by other Department of Housing and Community Development Funds based on an anticipated operating deficit at the time the FY 2004 Fund 940 Personnel Services budget was developed offset by increases due to salary adjustments necessary to support the County's compensation program .

### Board of Supervisors' Adjustments

*The following funding adjustments reflect all changes to the FY 2005 Advertised Budget Plan, as approved by the Board of Supervisors on April 26, 2004:*

- ◆ The Board of Supervisors made no adjustments to this fund.

# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

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### **Changes to FY 2004 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2004 Revised Budget Plan since passage of the FY 2004 Adopted Budget Plan. Included are all adjustments made as part of the FY 2003 Carryover Review and all other approved changes through December 31, 2003:*

- ◆ There were no revisions to this fund since the approval of the FY 2004 Adopted Budget Plan.

*The following funding adjustments reflect all approved changes to the FY 2004 Revised Budget Plan from January 1, 2004 through April 19, 2004. Included are all adjustments made as part of the FY 2004 Third Quarter Review:*

- ◆ **Third Quarter Adjustments** **\$164,580**  
*As part of the FY 2004 Third Quarter Review, the Board of Supervisors approved an increase of \$164,580 to fully fund all positions previously supported by other Department of Housing and Community Development Funds as an anticipated operating deficit was projected at the time the FY 2004 Fund 940 Personnel Services budget was developed.*
- ◆ **Out-of-Cycle Adjustments** **\$0**  
*An increase of 2/2.0 SYE Administrative Assistants II to support Department of Housing and Community Development activities.*

# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

### FUND STATEMENT

#### Fund Type H94, FCRHA General Revenue

#### Fund 940, FCRHA General Operating

	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$6,455,433</b>	<b>\$5,855,436</b>	<b>\$6,789,382</b>	<b>\$7,220,616</b>	<b>\$6,907,141</b>
Revenue:					
Investment Income	\$98,249	\$201,559	\$201,559	\$98,249	\$98,249
Monitoring/Developing Fees	1,153,008	1,442,953	1,442,953	648,970	648,970
Rental Income	52,778	61,737	61,737	62,970	62,970
Home Improvement Loan					
Program Income	306,773	307,611	307,611	1,347,553	1,347,553
Other Income	1,368,205	963,449	963,449	415,068	415,068
<b>Total Revenue</b>	<b>\$2,979,013</b>	<b>\$2,977,309</b>	<b>\$2,977,309</b>	<b>\$2,572,810</b>	<b>\$2,572,810</b>
<b>Total Available</b>	<b>\$9,434,446</b>	<b>\$8,832,745</b>	<b>\$9,766,691</b>	<b>\$9,793,426</b>	<b>\$9,479,951</b>
Expenditures:					
Personnel Services <sup>1</sup>	\$1,693,849	\$1,852,486	\$2,017,066	\$1,923,778	\$1,923,778
Operating Expenses	951,215	842,484	842,484	840,580	840,580
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$2,645,064</b>	<b>\$2,694,970</b>	<b>\$2,859,550</b>	<b>\$2,764,358</b>	<b>\$2,764,358</b>
<b>Total Disbursements</b>	<b>\$2,645,064</b>	<b>\$2,694,970</b>	<b>\$2,859,550</b>	<b>\$2,764,358</b>	<b>\$2,764,358</b>
<b>Ending Balance <sup>2</sup></b>	<b>\$6,789,382</b>	<b>\$6,137,775</b>	<b>\$6,907,141</b>	<b>\$7,029,068</b>	<b>\$6,715,593</b>
Debt Service Reserve on					
One University Plaza <sup>3</sup>	\$67,868	\$278,106	\$278,106	\$278,106	\$278,106
Cash with Fiscal Agent <sup>4</sup>	3,445,009	3,445,009	4,409,603	4,409,603	4,409,603
<b>Unreserved Ending Balance</b>	<b>\$3,276,505</b>	<b>\$2,414,660</b>	<b>\$2,219,432</b>	<b>\$2,341,359</b>	<b>\$2,027,884</b>

<sup>1</sup> In order to account for revenues and expenditures in the proper fiscal year, an audit adjustment in the amount of \$148,894 has been reflected as an increase to FY 2003 expenditures. The audit adjustment has been included in the FY 2003 Comprehensive Annual Financial Report (CAFR). Details of the FY 2003 audit adjustment have been included in the FY 2004 Third Quarter Package.

<sup>2</sup> The FY 2004 Ending Balance increases by more than 10 percent due to the increase in expenditures primarily for Personnel Services Pay for Performance increments.

<sup>3</sup> FY 2004 increase due to a balloon payment in February 2004 per the amortization schedule for the One University Plaza facility.

<sup>4</sup> FY 2004 Revised Budget Plan increases to reflect actual balance held with fiscal agent escrow accounts.